

HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION BOARD MEETING

Tuesday December 6, 2022, 6:00 p.m.
1500 Timberwolf Drive, Holland, Ohio

Call to Order:

The meeting was called to order by Tom Papademos at 6:02p.m. Trustees present were Tom Papademos, Jerry Sullivan, Cindra Keeler, Fred Boyk, Doug Swary, Doug Beat, and Administrator Erin Osstifin.

Approval of Board meeting minutes:

Minutes from the September 20, 2022, approved by all board members Tom P. 1st, Jerry S. 2nd All in favor.

New Items:

1: Tom received a call from Morgan Stanley and there needs to be a clarification on our official name. Under the state it is to be Hidden Harbour Association Inc.

2: Lights on N. Shoreline, Motion was made by Tom not to exceed \$7500 to repair the lights on N. Shoreline. Jerry 2nd. Motion passed. This falls under a capital expense item.

3: Clarification on neighbors "Review and Comment". The ACC has the final say but the neighbors will have 2 weeks to give any comments. There should be clarification on the website.

FINANCIAL:

1. Treasures report: Budget is on track. With 1% above budget. 87% we are at expense of what budgeted. Doug S. will start working on the 2023 budget.

2. Investment of IR fees: 4.35% is what we will be getting with our new Morgan Stanely CD account.

3. Contracts: A: Renewed snow removal contract with Countryside: 2-year contract (2 seasons.) With a 2-year contract we will receive a 10% discount.

B: Renewed our solid waste contract with Republic Services. This will be a 2-year contract. There will be a 12% increase in the 2nd year. (Increase starts October 2023)

4. Discuss homeowner fees for 2023: Tabled until the next board meeting in April of 2023.

5. Received an invoice for legal opinion for property on E. Shoreline.

INFRASTRUCTURE:

1. Roadway sealing: Will take place in 2023

2: Cleanup of roadways will be looked into a future time with the township.

GOVERNANCE:

1. Annual Meeting will be Tuesday May 9th, 2023, 7p.m. at the Township Hall

Administrator's Report:

1: Website maintenance/clean up. Newsletters more than a year old should be removed. Meeting reports will remain on website regardless of age. The Reserve study should be put on. Erin will take care of these items.

1. Second half 2022 collection: Erin's office has this in good shape. Few outstanding will be followed up on.

2. First half 2023 mailing: complete by December 31, 2022
Reminder of \$25 late fee in lieu of \$10 is on all statements.

Architectural control Committee:

1. 7960 N. Shoreline request: the ACC has not heard any further information from the homeowner.

2. 704 E. Shoreline: ACC will issue approval once paperwork is complete.

3: 333 Cove Harbour E. ACC will issue approval once paperwork is complete.

Next regular board meeting April 11, 2023, 6 p.m. Location 1500 Timberwolf Drive, Holland, Ohio
Meeting Adjourned 6:42p.m.

Respectfully submitted

Cindra Keeler secretary